

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

LENGTH OF LEASE: 999 years with 972 years remaining

ANNUAL GROUND RENT: £50

GROUND RENT REVIEW PERIOD: n/a

ANNUAL SERVICE CHARGE AMOUNT: £2100 (17.5% of total expenditure occurred)

SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D'

HEATING: Electric

ref: ADD/LLE/ JUNE/ 24

TAKEONOK/LLE/28/06/24

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

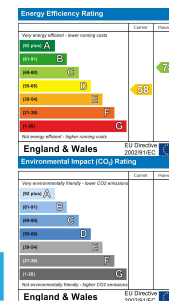


## Flat 1 Barrington House Southcliff Gardens, Tenby, Pembrokeshire, SA70 7DS

- Leasehold Apartment (999 Years With 979 Remaining)
- Living/Kitchen/Diner
- Walking Distance To the Beach
- Ideal Investment Property
- Permit On Street Parking
- Three Bedrooms
- Tenby Town Centre
- South Facing
- Economy 7 Electric Heating
- EPC Rating: D

Offers In Excess Of £280,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



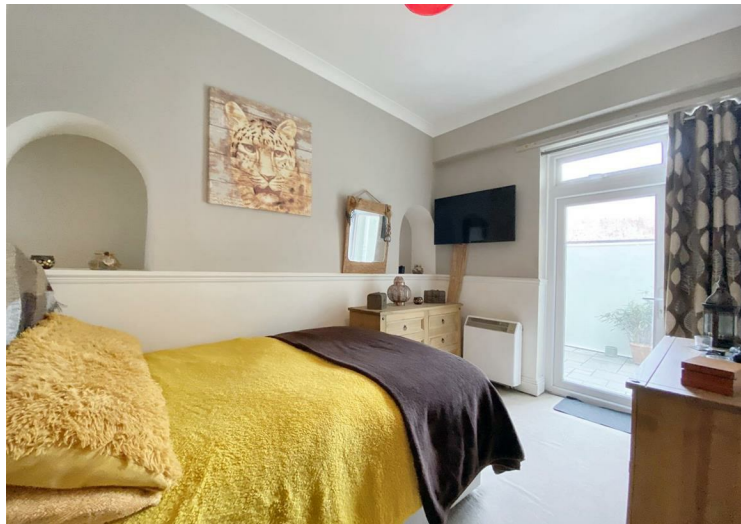
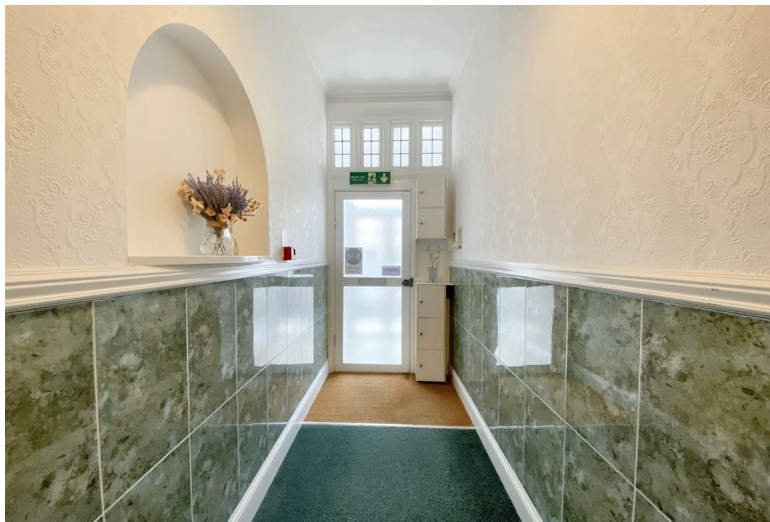
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*The Agent that goes the Extra Mile*







A great opportunity to acquire this charming apartment located in the heart of Southcliff Gardens, Tenby. This purpose-built property is split over the ground and lower ground floor, and offers a perfect blend of historical charm and modern convenience. Situated in the town centre of the popular harbour town, you'll have easy access to all the amenities Tenby has to offer, from quaint local shops to cosy cafes and restaurants. And for those who love the sea, the beach is just a leisurely stroll away, allowing you to enjoy the sun, sand, and sea whenever you please.

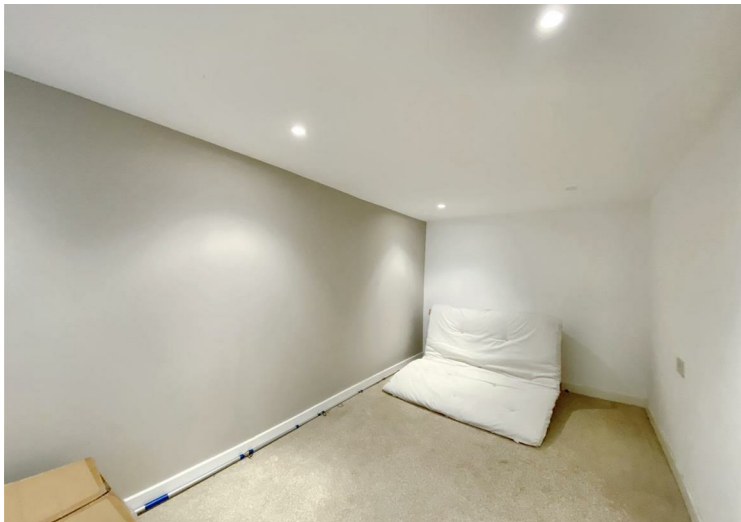
Upon entering Barrington House, there is a communal entrance porch and hallway, with the main door to the apartment on your left. The accommodation comprise; a living/dining room which leads through into the kitchen area, three double bedrooms, including one with an en-suite shower room, and an additional shower room and w/c. Externally, there a an enclosed private courtyard to the rear which provides ample space for outside seating, where you can enjoy the sunshine. There is also on street permit parking available.



The property offers versatile accommodation for various uses, and would make a great investment!

Don't miss this opportunity to own a piece of history in a vibrant seaside town. Whether you're looking for a permanent residence or a holiday retreat, this apartment is sure to impress. Contact us today to arrange a viewing and make this wonderful property your own.

Tenby is a popular seaside resort with iconic harbour, many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



#### DIRECTIONS

From our Tenby Office, proceed to your left onto Church Street and follow the road around to your right. Continue through the walled arches and turn left passing the five arches car park. Turn right onto Southcliff Gardens, where the property is on your right hand side. What/Three/Words:///wardrobe.surprised.presuming

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.